

Memorandum

TO: Jennifer Piozet
Planning and Building

FROM: Michelle Kimball
Public Works

SUBJECT: 2ND INITIAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 06/02/15

Approved



Date

6-2-15

PLANNING NO.: PDC14-060
DESCRIPTION: Planned Development Rezoning from the LI Light Industrial Zoning District to the A(PD) Planned Development Zoning District to allow for up to 26 single family detached residential units on an approximately 2.6 gross acre site and the removal of ~~twenty-four (24)~~⁴⁶ ordinance sized trees.
LOCATION: East side of Edenvale Avenue, approximately 1,000 feet north of Chynoweth Avenue
P.W. NUMBER: 3-10949

Public Works received additional information for the subject project on 05/05/15 and submits the following comments and requirements. **Upon completion of the Action/Revisions Required items by the applicant, Public Works will forward a Final Memo to the Department of Planning prior to the preparation of the Staff Report for Public Hearing.**

Actions / Revisions Required:

1. **Public Works Development Review Fees:** An Additional Public Works in-house traffic review fee in the amount of \$986.00 is due. Prior to the project being cleared for the hearing and approval process, this fee shall be paid to the Development Services Cashier using the attached invoice.
2. **Stormwater Runoff Pollution Control Measures:** Submit the following:
 - a) Resubmit Stormwater Control Plan that reflect the following revisions:
 - i) Provide a maintenance schedule of the bio-retention cell.
 - ii) Add entity/owner responsible for the maintenance of the stormwater facility.
 - iii) Revise bio-retention detail per figure 6-6 of the C.3 Stormwater Handbook.
 - b) Resubmit numeric sizing calculations that reflect the following revisions:
 - i) Revise bio-retention sizing per combo-flow method described in section 5.1 of the C.3 handbook.
 - c) Clarify purpose of two (2) SD laterals and SDMHS along project frontage.

3. **Stormwater Peak Flow Control Measures:** Submit the following:
 - a) Submit BAHM file which reflects appropriate stormwater elements proposed on site.
 - b) Show how stormwater is diverted into the storage vault.
4. **Street Improvements:**
 - a) Show a curb transition at the southern property line along Edenvale Ave.
5. **Private Street:**
 - a) Widen two drive aisle entrances from 20' to 26'.
 - b) Reduce the curb return with the radius of 30' to a radius of 20'.

Project Conditions:

Public Works Clearance for Building Permit(s) or Map Approval: Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits. Standard review timelines and submittal instructions for Public Works permits may be found at the following:
<http://www.sanjoseca.gov/index.aspx?nid=2246>.

6. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
7. **Transportation:** An in-house traffic distribution has been performed for this project based on 28 PM peak hour trips. We conclude that the subject project will be in conformance with the City of San Jose Transportation Level of Service Policy (Council Policy 5-3) and a determination for a negative declaration can be made with respect to traffic impacts.
8. **Grading/Geology:**
 - a) A grading permit is required prior to the issuance of a Public Works Clearance.
 - b) All on-site storm drainage conveyance facilities and earth retaining structures 4' foot in height or greater (top of wall to bottom of footing) or is being surcharged (slope of 3:1 or greater abutting the wall) shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2010 California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval and should be designed to convey a 10 year storm event.
 - c) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading

- permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
- d) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
 - e). The Project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.
9. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) which includes site design measures, source controls and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.
- a) The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
 - b) Final inspection and maintenance information on the post-construction treatment control measures must be included on the final Stormwater Control Plan.
10. **Stormwater Peak Flow Control Measures:** The project is located in a Hydromodification Management (HM) area and will create and/or replace one acre or more of impervious surface. The project must comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14) which requires HM projects to demonstrate that post-project runoff does not exceed estimated pre-project runoff rates and durations.
- a) The project's preliminary HM plan and sizing calculations have been reviewed. At PD stage, submit the final HM plan and sizing calculations.
 - b) Final inspection and maintenance information for the HM controls must be included on the final HM plans.
11. **Flood: Zone D:** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood Zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for Zone D.
12. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

13. **Parks:** This residential project is subject to the payment of park fees in-lieu of land dedication under either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San Jose Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code).
14. **Undergrounding:** Developer shall complete the underground conversion of the utility facilities fronting the project adjacent to Edenvale Ave. Developer shall submit copies of executed utility agreements to Public Works prior to the issuance of a Public Works Clearance.
15. **Street Improvements:**
 - a) Provide a street dedication of 11' on Edenvale Ave. to construct curb, gutter, and 10' detached sidewalk with park strip along Edenvale Ave. frontage.
 - b) Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.
 - c) Proposed driveway width to be 26'.
 - d) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
16. **Sanitary:**
 - a) Submit a conceptive sanitary sewer plan at the PD permit stage.
 - b) The project is required to submit plan and profile of the private sewer mains with lateral locations for final review and comment prior to construction.
17. **Electrical:** Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.
18. **Street Trees:** The locations of the street trees will be determined at the street improvement stage. Contact the City Arborist at (408) 794-1901 for the designated street tree. Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in cut-outs at the back of curb. Obtain a DOT street tree planting permit for any proposed street tree plantings. Street trees shown on this permit are conceptual only.
19. **Private Streets:**
 - a) Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
 - b) The plan set includes details of private infrastructure improvements. The details are shown for information only; final design shall require the approval of the Director of Public Works.

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Please contact Jason Yan at Jason.Yan@sanjoseca.gov or (408) 793-5399 or me at michelle.kimball@sanjoseca.gov or 408-535-6830 if you have any questions. You may also reach the Senior Engineer overseeing the project, Jeff Lee, at jeff.lee@sanjoseca.gov or 408-535-6829.



Michelle Kimball
Project Engineer
Development Services Division

JL:mk:jy
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Invoice: 931769

For: 2014-040519-TA Residential In-House

Project Location: 0 EDENVALE AV

Project Name: PDC14-060

Reference File No: 3-10949

Date Printed: December 02, 2014

Prepared For:

PONDEROSA HOMES II, INC.
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Prepared By:

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Service Fees

PW-Record Retention Fee.....	\$37.00
PW-Traffic In-House Analysis Fee.....	\$949.00
Service Fees Subtotal.....	\$986.00
Total due by: December 02, 2014	\$986.00



Track your project progress online

Scan this QR Code with your SmartPhone and you can access our SJ Permits online permitting system where you can see the status of the review of your project by the City staff. You can also see a chart view of your permits progress showing what items are with the city and what is with the project design team.